

COVENTRY PLACE
CONDOMINIUM ASSOCIATION

RULES & REGULATIONS

A. INTRODUCTION

1. The Coventry Place Condominium Association ("Association"), acting through its Executive Board, has adopted the following Rules and Regulations ("Regulations"). These Regulations may be amended from time to time by resolution of the Executive Board.
2. Whenever in these Regulations reference is made to "Unit Owners," such term shall apply to the Unit Owner to his family, tenants whether or not in residence, servants, employees, contractors, agents, visitors and to any guests, invitees or licensees of such Unit Owner. Wherever in these Regulations reference is made to the Association, such reference shall include the Association and the Managing Agent when the Managing Agent is acting on behalf of the Association.
3. The Unit Owners shall comply with all the Regulations hereinafter set forth governing the buildings, terraces, drives, grounds, parking areas, open space areas, and any other appurtenances. Each Unit Owner must be a member of the Coventry Place Condominium Association.
4. The Association reserves the right to alter, amend, modify, repeal or revoke these Regulations and any consent or approval given hereunder at any time by resolution of the Association or the Executive Board.
5. Some Regulations are taken in whole or in part from applicable provisions in the Declaration or the Act. In the event of any conflict or ambiguity, the applicable provisions of the Declaration or the Act shall govern.
6. Because a Condominium combines proximate living with home Unit Ownership, it is imperative that each member of this community be aware and respectful of the rights of his/her neighbors and his/her own obligations. These Regulations are not designed to constrict lifestyles in any unreasonable manner, but rather are designed to ensure a clean, quiet, safe environment and high quality of life for all.
7. The Executive Board is empowered by the Act, the Declaration, the Bylaws, and these Regulations to take such legal and/or administrative action as may be necessary to ensure that all those subject to the Regulations adhere to the provisions of these Regulations. Because violations either may be unintentional, the result of a misunderstanding, or easily remedied by informal means, an internal administrative enforcement mechanism has been established in Section I of these Regulations. The Regulations will be enforced, without discrimination, for the benefit of all members of our community.

B. GENERAL

1. The planting of plants, flowers, trees, shrubbery and crops of any type is prohibited anywhere on the Common Elements without the prior written consent of the Executive Board. Fences may be erected around or on the Common Elements with the approval of the Executive Board.
2. Solicitors are not permitted in the Condominium. If any Unit Owner is contracted by a solicitor on the Property, the Managing Agent must be notified immediately.
3. All persons shall be properly attired when appearing in any of the Common Element portions of the Property.
4. The appearance of the Units, terraces shall conform to the condominium's standards of integrity and appearance. Each Unit Owner is fully responsible for maintaining the Unit premises, Limited Common Elements appurtenant to such Unit and any garage in a good state of upkeep and cleanliness. If the Association and/or management has to intercede to maintain said premises, the Unit Owner shall be charged for such service.
5. No door or public areas shall be decorated or furnished by Unit Owners, or other persons. A resident may identify his Residential Unit with a nameplate and street address in accordance with a standard design established for the Condominium by the Executive Board. The street addresses must be marked with numbers at least 4 inches in height and must be a color that contrasts with their backgrounds. No other signs of any type may be displayed on any exterior portion of the Unit, Common Elements, or Limited Common Elements.
6. The Coventry Place Condominium Association shall be responsible for snowplowing of driveways and public and private sidewalks in front of residential units, all lawn mowing, and maintaining all public and private sidewalks in front of the residential units, stormwater management facilities, hike/bikeways, natural areas and all common areas which are part of the condominium.
7. Fences shall be permitted if approved by Executive Board.
8. The Executive Board shall have the express power and the right to enjoin the construction of any structure or other improvement and the removal of any trees and to order the removal of any structure or improvement where approval for the said construction, tree removal, or other improvement shall not have been obtained in strict compliance with the provisions of this document and to take such other remedies as are available in law or equity.
9. Each Unit Owner shall refrain from interference with natural drainage courses and swales along the roadways and along common areas that have drainage

improvements installed.

10. All trash, garbage, and refuse shall be stored within a garage in covered metal or plastic receptacles or otherwise concealed from view by an enclosure or screening as approved by Executive Board.
11. Obstructions such as picnic tables, swing sets, toys, etc. within the outside area of the house are to be kept to a minimum in order to facilitate lawn mowing.
12. Each reference to Declarant herein shall mean Declarant, its successors, and assigns, and, if after the period of the control of Declarant, shall mean the Association. Declarant shall have the right to grant and convey or assign any or all of its rights to enforce these Rules, Regulations and covenants, reservations and easements to another person or persons or to a professional property manager. Upon such conveyance, grant or assignment, the person, persons, or entity shall have and shall succeed to all rights and duties with the same power as Declarant. If Declarant assigns any or all rights to the Association, the Association must accept the responsibility for the enforcement of those Rules, Regulations, covenants, reservations, and easements so assigned.
13. Invalidation of any one of these rules, regulations and restrictions by judgment or court order shall in no way affect the validity of any other provision, which shall remain in full force and effect.
14. The Declarant shall install a mailbox for each Unit which shall be uniform in appearance and location as determined by Declarant. Location and mounting heights must be as specified by the Postmaster. The Association shall be responsible for the subsequent proper maintenance and/or replacement of any such post or mailbox, replacement to be by an identical, or as nearly identical as possible, to original post or mailbox. In addition Declarant will install street signs which will become the responsibility of the Association for maintenance.
15. The Association will retain the services of a professional property manager to manage the affairs of the Association once the Declarant turns over the responsibilities for managing the affairs of the Association to the Executive Board.

C. RESTRICTIONS ON USE

1. No part of the Condominium shall be used for any purpose except housing and the related common purposes for which the Condominium was designed. Each Residential Unit shall be used as a residence for a single family or housekeeping unit, its servants and guests. There shall be no more than two (2) unrelated individuals living in a unit at any one time.

2. In the event that a Unit Owner will be absent from the Unit for at least a period of nine (9) months, such Unit may be rented for a term of not less than six (6) months subject to these Rules, Regulations and Covenants.
3. There shall be no obstruction of the Common Elements. Nothing shall be stored outside of the Units or on the Common Elements without the prior written consent of the Executive Board.
4. Nothing shall be done or kept in any of the Common Elements which will increase the rate of insurance for the building or contents thereof applicable for residential use without the prior written consent of the Executive Board. No Unit Owner shall permit anything to be done or kept in his Unit or on the Common Elements which will result in the cancellation of insurance on the building or contents thereof or which would be in violation of any public law, ordinance or regulation. No gasoline or other explosive or inflammable material may be kept in any Residential Unit or storage area, except for gasoline in an automobile or truck parked within the garage. No waste shall be placed on the Common Elements.
5. All garbage cans, containers or bags of any kind shall be kept within the garage and out of site except on collection day.
6. Each Unit Owner shall keep his Unit in a good state of preservation, repair and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows thereof, any dirt or other substance.
7. Nothing shall be done in any Unit or on the Common Elements which may impair the structural integrity of any building or which may structurally change the building nor shall anything be altered or constructed on or removed from the Common Elements, except upon the prior written consent of the Executive Board.
8. No noxious or offensive activity shall be carried on in any Unit or on the Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises in the building or outside of the building or do or permit anything which will interfere with the rights, comforts or convenience of other Unit Owners. All Unit Owners shall keep the volume of any radio, television or musical instrument in or outside of their Units sufficiently reduced at all times so as not to disturb other Unit Owners. Despite such reduced volume, no Unit Owner shall operate or permit to be operated any such sound-producing devices in a Unit between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if such operation shall disturb or annoy other residents.

9. No industry, business, trade, commercial, religious, educational or otherwise, designed for profit, altruism, exploitation or otherwise, shall be conducted, maintained or permitted on any part of the Condominium, nor shall any signs or other window displays or advertising be maintained or permitted on any part of the Condominium or in any Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes. Home occupations and professional offices may be conducted or maintained on the premises provided that (a) there is no client contact on the site (b) there are no deliveries to the site, and (c) it is approved by the Executive Board. The right is reserved by the Declarant and the Executive Board's professional property manager, to place a "For Sale." sign on any unsold or unoccupied Units, and the right is hereby given to any Posted Mortgagee who may become the Unit Owner of any Unit to place such signs on any Unit owned by such Mortgagee, but in no event will any sign be larger than five (5) square feet.
10. No Unit Owner shall cause or permit anything to be hung, displayed or exposed on the exterior of a Unit or Common Elements appurtenant thereto, whether through or upon windows, doors or masonry of such Unit. The prohibition herein includes without limitation laundry, clothing, rugs, signs, awnings and canopies unless approved by the Executive Board. Radio and/or television antennas (less than 18 in diameter may only be installed if on the rear of the Unit and with the approval of the Executive Board. Under no circumstances shall any air conditioning apparatus, television or radio antennas or other items be installed by the Unit Owner beyond the boundaries of his Unit. No clothes line, clothes rack or any other device may be used to hang any items on any terrace, patio or window nor may such devices be used anywhere on the Common Elements except in such areas as may be specifically designated for use by the Executive Board. No terrace or patio shall be enclosed or covered by a Unit Owner after settlement without the prior consent in writing of the Executive Board.
11. No Unit shall be used for any unlawful purpose and no Unit Owner shall do or permit any unlawful act in or upon his Unit.
12. No alterations externally, or change in color or finish which are visible from outside the Building shall be made to the front porch, rear patio, siding, windows, shutters, roofing, sidewalk, driveways, etc. without specific prior written approval by the Executive Board which may be given subject to reasonable conditions.

D. PET RULES

1. No non-domestic animal life may be raised, bred or kept in any Unit or in the Common Elements.
2. A maximum of two (2) dogs (less than 40lbs. each) or cats or one dog (any size) and one cat may be kept in any Unit. Small animals other than dogs or cats

(including hamsters, birds, reptiles, amphibians and fish) may be kept by a Unit Owner as household pets provided that such permitted species are not kept for any commercial purposes.

3. A pet may be maintained in a Unit so long as it is not a nuisance. Actions which will constitute a nuisance include, but are not limited to, abnormal or unreasonable noise, crying, scratching or unhygienic offensiveness.
4. All pets must be registered and inoculated as required by law and registered with the Association. Tropical fish are excluded from this limitation.
5. Pet Unit Owners are fully responsible for personal injuries and/or property damage caused by their pets.
6. Any Unit Owner of a pet shall be obligated to exercise proper care and custody over the pet to ensure the health and welfare of the other residences of the Building and preservation of the Building and grounds.
7. Unit Owners of pets walked upon the Common Elements and Public Rights of Way and Streets must promptly clean up their pet's droppings in all areas. Pets are not allowed to be tied outside of units. All pets must be on a leash when walking on public ways and common open space areas.

E. PARKING AND STORAGE

1. Unless otherwise authorized by the Association, the garages and parking areas may not be used for any purpose other than parking automobiles and small passenger vans by Unit Owners. No buses, trucks, motorcycles, trailers, boats, vans (other than small passenger vans) stretch cars, recreational or commercial vehicles shall be parked in the parking areas or in driveways except in such areas, if any, specifically designated for such parking by the Executive Board. All vehicles must have current license plates, be inspected and be in operating condition. No vehicles shall be parked on the Condominium property with conspicuous "For Sale" signs attached. All vehicles of Unit Owners are to be kept in the garage overnight.
2. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the Unit Owner's sole risk and expense.
3. Parking so as to block sidewalks or driveways shall not be permitted. If any vehicle owned or operated by a Unit Owner, any member of his family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on the Condominium property, the Association shall be held harmless by such Unit

Owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the Unit Owner or driver may have under the provisions of state or local laws and ordinances are hereby expressly waived. The Unit Owner shall indemnify the Association against any liability which may be imposed on the Association as a result of such illegal parking or abandonment and any consequences thereof.

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By/s/ Don Haubert. President